

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>05-132</u>	<u>HECTOR GARCIA, ET AL</u>
<u>05-141</u>	<u>CSMB CONDOMINIUM L. L. C.</u>
<u>05-147</u>	<u>CARLOS & HOLLY FREYRE</u>
<u>05-151</u>	<u>JOSE LUIS & KARIN VAZQUEZ</u>
<u>05-240</u>	<u>BEATRICE PARDO & JOE BALERDI</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/6/05 TO THIS DATE:

HEARING NO. 05-11-CZ12-2 (05-132)

16-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: HECTOR GARCIA, ET AL

- (1) Applicant is requesting to permit proposed lot 1 with a lot coverage of 17.88% and proposed lots 2 & 3 with a lot coverage of 20.39% each (15% permitted for a 2-story residence).
- (2) Applicant is requesting to waive the zoning regulations requiring parcels to have 125' frontage on a dedicated street; to permit proposed lots 2 & 3 each with 0' frontage on a dedicated street (141.91' of frontage provided on a private easement).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Custom Residence for Southern Homes," as prepared by SA Group, consisting of 15 pages: 3 pages entitled SP-1 are dated stamped received 8/12/05 and the remaining 12 pages are dated stamped received 6/30/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the east ½ of the NE ¼ of the NW ¼ of the NW ¼, less the north 35' and less the east 25' for the right-of-way in Section 16, Township 55 South, Range 40 East.

LOCATION: The Southwest corner of S.W. 120 Street & S.W. 94 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.985 Gross Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/6/05 TO THIS DATE:

HEARING NO. 05-11-CZ12-4 (05-151)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANTS: JOSE LUIS & KARIN VAZQUEZ

- (1) Applicant is requesting to permit a detached garage in front of the principal structure (not permitted) and setback 25' (75' required) from the front (north) property line on a dual frontage lot.
- (2) Applicant is requesting to permit a swimming pool in front of the principal structure (not permitted) and setback 21'5" (75' required) from the front (north) property line on a dual frontage lot.
- (3) Applicant is requesting to waive the zoning regulations requiring section line rights-of-way to be 80' in width, to permit 25' of dedication (40' required) for the west side of S.W. 47 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Vazquez Residence," as prepared by Michael Alan Fine, Architect, consisting of 8 pages: Pages A-1 dated revised 6/21/05 and A-2 & A-4 dated revised 7/25/05 and the remainder of the pages dated stamped received 6/6/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 100' of Lot 2, Block "B," GRANADA PARK, Plat book 23, Page 28, AND: Begin at the Northeast corner of the north ½ of the SE ¼ of the NE ¼ of Section 31, Township 54 South, Range 41 East; thence run south 105'; west 125'; thence north 105'; thence east 125' to the Point of beginning, less the east 25'.

LOCATION: 4701 S.W. 76 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.35 Acre

PRESENT ZONING: RU-1 (Single-Family Residential)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/6/05 TO THIS DATE:

HEARING NO. 05-12-CZ12-1 (05-147)

32-54-41
Council Area 12
Comm. Dist. 7

APPLICANTS: CARLOS & HOLLY FREYRE

- (1) Applicant is requesting to permit a single-family residence to setback 6.6' (15' required) from the interior side (north) property line.
- (2) Applicant is requesting to permit a accessory structure to setback 8' (20' required) from the interior side (east) property line.
- (3) Applicant is requesting to permit a fountain setback 16' (20' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Demolition Plan," preparer unknown, dated stamped received 6/6/05 and "New Addition for: Mr. Carlos Freyre," as prepared by Alberto Llorente, Architect and dated last revised 6/20/05 for a total of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "E," MARY W. DORN HOMESTEAD, Plat book 48, Page 37.

LOCATION: 4510 S.W. 74 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.93 Gross Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/6/05 TO THIS DATE:

HEARING NO. 05-11-CZ12-3 (05-141)

4-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: CSMB CONDOMINIUM L. L. C.

- (1) MODIFICATION of Condition #2 of Resolution CZAB12-8-97, passed and adopted by the Community Zoning Appeals Board 12, only as applied to subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled a 'Kendall Resort Hotel,' as prepared by Fergis & Selck Architects, P. A., consisting of Sheets 1 & 2 revised, dated stamped received 10-14-97, Sheet 3 dated revised 7-31-97, Sheet 4 dated revised 6-6-97, and Sheet 5 dated 1-7-97; and plans entitled 'Planting Plan & Plant List,' prepared by Rosenberg Design Group, dated 8-21-97."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Resort Hotel,' as prepared by Fullerton Diaz Architects, Inc. consisting of 9 sheets and Witkin Design Group consisting of 4 sheets; 2 sheets dated stamped received 9/2/05 and Sheet A-1 dated stamped received 10/7/05."

REQUEST #1 ON EXHIBIT "A"

- (2) DELETION of Declaration of Restrictions, recorded in Official Records Book 17833 at Pages 2617-2625.

REQUEST #2 ON EXHIBITS "A" & "B"

The purpose of requests #1 & #2 is to allow the applicant to reduce the size of the property of the existing hotel site, to submit new site plans for the hotel and to build according to the underlying zoning.

- (3) Applicant is requesting to permit a building setback 21'10" (25' required) from the interior side (south) property line.

REQUEST #3 ON EXHIBIT "A"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered un §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(7) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

CONTINUED ON PAGE TWO

APPLICANT: CSMB CONDOMINIUM L. L. C.

PAGE TWO

SUBJECT PROPERTY: EXHIBIT "A": A portion of Tract "A," and all of Tract "B," SUNRISE CLUB, Plat book 105, Page 1, and a portion of the SW ¼ of the NW ¼ of the NE ¼ of Section 4, Township 55 South, Range 40 East, being more particularly described as follows:

Begin at the Northeast corner of said Tract "A" of SUNRISE CLUB; thence run S00°13'39"W, along the east line of said Tract "A," for 770.71'; thence N89°36'52"W, along a line 171.5' south of and parallel with as measured at right angles to the south line of said Tract "A," for 280'; thence N00°13'39"W for 32.47'; thence N89°36'52"W, along a line 139.03' south of and parallel with as measured at right angles to, the south line of said Tract "A," for 101.8'; thence N00°23'8"E for 168.03'; thence N44°36'52"W for 47.08'; thence N89°36'52"W, along a line 62.29' north of and parallel with, as measured at right angles to, the south line of said Tract "A," for 231.96'; thence due north, along the E/ly right-of-way line of S.W. 92nd Avenue, for 500' to a Point of curvature of a circular curve concave to the Southeast; thence run N/ly, NE/ly and E/ly along the arc of a circular curve to the left, having a radius of 25' and a central angle of 90°27'31" for an arc distance of 39.47' to a Point of tangency; thence S89°32'29"E, along the south right-of-way line of S.W. 88th Street (North Kendall Drive), for 623.44' to the Point of beginning (said last mentioned 3 courses being coincident with the W/ly and N/ly boundary line of said Tract "A"). AND: EXHIBIT "B": A portion of Tract "A," SUNRISE CLUB, Plat book 105, Page 1, and a portion of the SW ¼ of the NW ¼ of the NE ¼ of Section 4, Township 55 South, Range 40 East, being more particularly described as follows:

Commence at the Northwest corner of the NE ¼ of said Section 4; thence run south, along the west line of the NW ¼ of the NE ¼ of said Section 4 and the centerline of S.W. 92nd Avenue, for 794.13'; thence S89°36'52"E for 35' to a point on the E/ly right-of-way line of said S.W. 92nd Avenue, and the Point of beginning of the following described parcel of land; thence continued S89°36'52"E for 263.9'; thence N00°23'08"E for 168.03'; thence N44°36'52"W for 47.08'; thence N89°36'52"W for 231.96' to a point on the said E/ly right-of-way line of said S.W. 92nd Avenue; thence due south, along the last described course, for 201.32' to the Point of beginning.

LOCATION: 9100 North Kendall Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.18± Acres

PRESENT ZONING: RU-4A (Apartments 50 units/net acre, hotel/motel 75 units/net acre)

[<Top>](#)

APPLICANTS: BEATRICE PARDO & JOE BALERDI

- (1) Applicant is requesting to permit a storage building setback 6.29' (20' required) from the interior side (north) property line.
- (2) Applicant is requesting to permit a rear yard coverage of 5.13% (5% permitted).
- (3) Applicant is requesting to permit a canopy carport setback 23.25' (28' required) from the front (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Remodeling & Addition for Mr. Joe & Mrs. Beatrice Balerdi," as prepared by Puig Architects & Planners, consisting of 9 sheets and dated stamped received 8/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 4, SUNSET VIEW, Plat book 46, Page 79.

LOCATION: 6845 S.W. 85 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1 Acre

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

[<Top>](#)